003.0	0005	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	895,900 / 895,900
					USE VALUE:	895,900 / 895,900
					ASSESSED:	895,900 / 895,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49	-49A	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ATLAS ALIA K
Owner 2:	YOUMANS BRIAN T
Owner 3:	
Street 1:	49 MAGNOLIA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	REBECK KENNETH/KATHLEEN -
Owner 2:	REBECK SHARON -
Street 1:	49 MAGNOLIA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2392 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	458,800	5,100	432,000	895,900
Total Card	0.092	458,800	5,100	432,000	895,900
Total Parcel	0.092	458,800	5,100	432,000	895,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.58 /Parcel: 374.58

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 3463

GIS Ref

GIS Ref

Insp Date 09/07/17

!345!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 003.0-0005-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	458,800	5100	4,000.	432,000	895,900		Year end	12/23/2021
2021	104	FV	438,200	5100	4,000.	432,000	875,300		Year End Roll	12/10/2020
2020	104	FV	438,300	5100	4,000.	432,000	875,400	875,400	Year End Roll	12/18/2019
2019	104	FV	342,000	5100	4,000.	459,000	806,100	806,100	Year End Roll	1/3/2019
2018	104	FV	342,000	5100	4,000.	334,800	681,900	681,900	Year End Roll	12/20/2017
2017	104	FV	369,200	5100	4,000.	291,600	665,900	665,900	Year End Roll	1/3/2017
2016	104	FV	369,200	5100	4,000.	248,400	622,700	622,700	Year End	1/4/2016
2015	104	FV	330,100	5100	4,000.	243,000	578,200	578,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:22:41

LAST REV

Date	Time
11/24/21	09:41:10
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 345

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REBECK KENNETH/	1277-99		11/20/2003		576,000	No	No		
HEATH RICHARD	1234-19		9/10/2001	Family	451,000	No	No		
	337-101		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	3463
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2021	1509	Solar Pa	39,599	C				
12/2/2020	1571	Add Att	193,500	O				
12/26/2007	1154	Redo Bat	9,120			G9	GR FY09	re-do 2 baths

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2021	Permit Visit	DGM	D Mann
9/7/2017	Meas/Inspect	PH	Patrick H
8/26/2017	MEAS&NOTICE	HS	Hanne S
2/6/2009	Meas/Inspect	294	PATRIOT
2/15/2004	MLS	HC	Helen Chinal
5/27/2001	MLS	HC	Helen Chinal
9/22/1999	Meas/Inspect	243	PATRIOT
8/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Fair
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.14388514
Const Adj.:	0.98990101
Adj $ / SQ:	203.820
Other Features:	114250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	664933
Depreciation:	206129
Depreciated Total:	458803

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

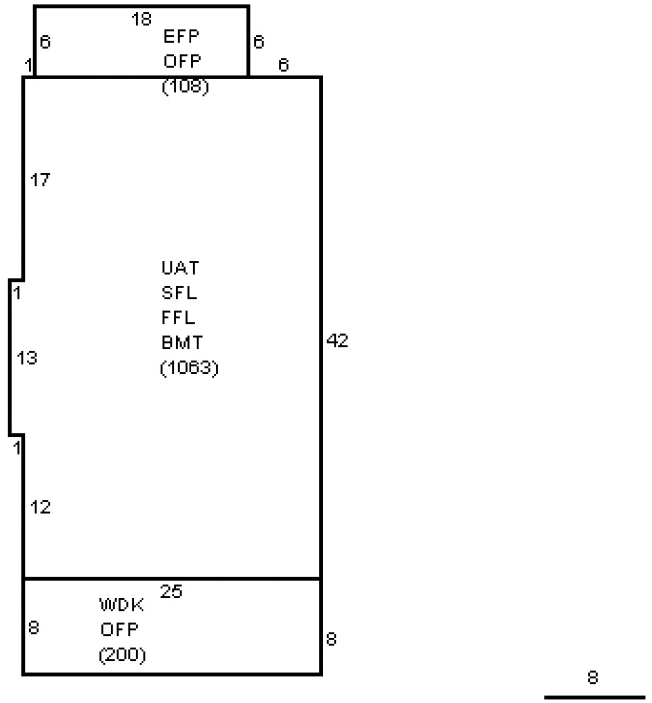
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	203.82
Special Features:	0	Val/Su Net:	112.70
Final Total:	458800	Val/Su SzAd	215.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,063	61.150	64,998
FFL	First Floor	1,063	203.820	216,661
SFL	Second Floor	1,063	203.820	216,661
OFP	Open Porch	308	21.640	6,664
UAT	Upper Attic	266	142.670	37,916
WDK	Deck	200	10.890	2,178
EFP	Enclos Porch	108	51.900	5,606
	Net Sketched Area:	4,071	Total:	550,684
Size Ad	2126	Gross Area	4868	FinArea 2392

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0005-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc